## **EXHIBIT 17**

	) PROJECTED TOT	SAMMIS OJECTED TOTAL DEVELOPMENT BUDGET					Cox
							<del>SC</del>
Total cost of land: \$5,625,660	Acreage	9:38			9:38		18.75
Number of buildings: 2	Land SF	408,423			408,423		816,846
Percent of Land for Two Buidlings (50%)	Building SF	204,408			204,408		
Acres: 18.75	Rent SF	204,408			204,408		CV-
Land Cost	Input	Cost (\$)	Per Rentable SF	Cos	Cost (\$) Per R	Per Rentable SF	Cost (\$)
Land Cost		2,812,830   \$	13.76	ı	12,830 \$	13.76	5,625,660
Loan Origination	%0.0		1	<b>₩</b>	-	1	
Exterision ree Legal		n v		۰,٠			
Acquisition Fee	Acquisition Fee (3.0%)		1		1	1	168
Leasing Fee	2.0% SUBTOTAL LAND COSTS	\$ 832 645 \$ 3 645 475 \$	4.07	<b>ν ν</b>	832 645   <b>3 645 475 \$</b>	4 07 17.83	\$ 1 665 290 \$ 7 459 720
CONSTRUCTION - HARD COSTS		Cost (\$) Per	Per Rentable SF	SÖ	Cost (\$) Per R	Per Rentable SF	( ) Cost (\$)
GC Profit		405 580	1 98	. <del>∨</del>	5 580	1 98	\$ 811 160
Site Work (FEReed)		٧	33.76		6 900 330	33.76	13
Building (EEReed)			65.57		3,403,052	65.57	
Tenant Upgrades			25.52		5,215,587	25 52	
Subguard	\$0.00 PSF	\$ 116,148	0.57		116,148	0.57	\$ 232,296
County License ree			0.08	ሉ ‹	15,083	0.08	
GC Contingency Developer Contingency	%U 5	5 696,240	5.41	<b>Λ</b> •	1 337 651	3.41	5 1,392,480
	SIBTOTAL CONSTRUCTOR CONSTRUCTOR	28 090 670 \$	137.42		28 N90 670 ¢		\$ 56.181.341
							<del>56</del> -
Design Fees		(4) 1602	rei neiltable or		(5) rei N	rei neiltable 3r	(4) 1500
Architectural Design Fee		\$ 157,500	0.77	\$	145,000	0.71	
Additional Achitectural Services			0.03	٠.	6,000	0 03	
Sturctural Engineering Fee		\$ 166,175	0.81	v, v	149,500	0.73	315,675
Additional MFP Services		5 50.875	0.10	ሱ ቀሳ	44.250	0.08	95.075 05.075
Additional Meetings			0 01	* \$	1,800	0 01	
Building Permit Expeditor Fee		\$ 7,200	0 04	٠٠	7,200	0 04	
Tenant Achitect Programming Coordinator			0 02	S	9,200	0 02	
Grading Bond Fees			0 01	Ş	3.000	0 01	
Grading Permits		\$ 5,000	0 00	\$	2 000	0 02	\$ 10,000
Site Plans (STPL and STMP)			0 04	٠,٠	8,000	0 04	
Loudoun Water Review Fees			0 03	·Λ ·	0,000	0 03	
DEDI Plat and Onsite Fasement		2,300	0.01	<b>ሱ</b> ‹‹	2,000	0.01	\$ 4,000
Water Tap Fee		10	0.49	٠ ٧	100,000	0.49	50
Sewer Tap Fee			0.01	٠,	2,500	0 01	
Water Review Fee			0.02	ş	2,000	0 02	
Sewer Review Fee			0 01	٠.	2,500	0 01	
Insurance- OCIP and Builders Risk			1.10	φ,	225,000	1.10	\$ 450,000
County Beguined Bonds (Mater Grading Derformance)		5 21,8/3	1.22	<b>^</b> •	250,000	1.22	
Civil Bid JCL			77 1	Դ-	20,000	77 1	
Topographic Survey			0.10	\$	20,150	0.10	\$ 40,300
ALTA Survey			0 0 0	ş	13,750	0 0 0	
Geotechnical			0.10	<b>ب</b>	21,000	0.10	
Engineering Feasibility Draiminary Engineering Grading		5 12,500	0.06	ss ev	12,500	0.06	\$ 25,000+
Meeting, Coordination and Application		\$ 15,000	0.07	r 40	15,000	0.07	30,000
Phase 1/ ESA			0.02	\$	3,200	0 02	
Wetland Flagging/ JD and PFD			0.07	\$	14,250	0 0 0	28,500

		4		1	6		-	0.0
Phase 1 Cultural Resources Survey		098'6	0.05	s	9,860	0 05	s	19,719
Budgeted Estimates of Review Fees and Process		\$ 5,500	0.03	ş	5,500	0 03	\$	11,000
Sammis Early Grading Plan		43,810	0.21	\$	43,810	0 21	\$	87,620
Sammis Final Site Plan		068'68 \$	0.44	Ş	068'68	0.44	\$	179,780
Boundary Line Adjustment		\$ 4 100	0.02	Ϋ́	4 100	0 02	ς	8 200
Hydraulic Analysis		\$ 4,530	0.02	\$	4,530	0 02	\$	9,060
Subdivision and Easement Plat		\$ 6,850	0.03	Ϋ́	6,850	0 03	٠Ş.	13,700
NOVEC Ductbank Plan for Data Center		\$ 13,125	90 0	\$	13,125	90 0	\$	26,250
Fiber Ductbank Plan		\$ 11,880	90 0	Ş	11,880	90 0	\$	23,760
VSMP/SWPPP Booklet for EGP		3,150	0 02	\$	3,150	0 02	\$	6,300
Temporary VDOT Land Use Permit		\$ 2,050	0 01	\$	2,050	0 01	φ.	4,100
Permanent VDOT Land Use Permit		\$ 4,395	0 02	\$	4,395	0 02	ş	8,790
Bond Coordination and Process for EGP		\$ 5,215	0 03	÷	5,215	0 03	Ŷ	10,430
Meetings, Coordination, & Application Support Services			0 04	\$	7,500	0 04	\$	15,000
Construction Administration		\$ 11,500	90 0	Ş	11,500	90 0	\$	23,000
Phase 2		\$ 10,000	0.05	\$	10,000	0 02	\$	20,000
Materials Testing		\$ 150,000	0.73	\$	150,000	0.73	\$	300,000
Construction Loan Interest		1,122,086	5.49	\$	1,122,086	5.49	\$	2,244,171
Loan Origination Costs								
Loan Origination	2.0%	\$ 596,732	2.92	\$	596,732	2 92	\$	1,193,465
Other Lender Charges		\$ 12,500	90.0	\$	12,500	90 0	<b>ب</b>	25,000
Appraisal		\$ 10,000	0.05	⋄	10,000	0 02	\$	20,000
Lender/Admin Fees/Bank Fees		\$ 50,000	0 24	ş	50,000	0 24	\$	100,000
Intra Links Data Room Expense		\$ 12,500	90 0	⋄	12,500	90 0	\$	25,000
Title Work		\$ 225,000	1.10	ş	225,000	1.10	\$	450,000
Legal/Processing		\$ 250,000	1 22	\$	250,000	1 22	\$	500,000
Wrap Administrator		3,750	0 00	φ.	3,750	0 02	\$	7,500
Taxes, Insurance and Debt Service Prior to Construction		\$ 5,495	0 03	٠	5,495	0 03	\$	10,990
Unfunded Commitment Fee		\$ 16,622	80 0	❖	16,622	80 0	⋄	33,244
Entitlement Fee (% of Hard and Soft Costs)	3.5%	1,169,664	5.72	\$	1,168,201	5.72	\$	2,337,866
Miscellaneous		\$ 40,000	0.20	\$	40,000	0 20	\$	80,000
Asset Management Fee	1.0%						\$	186,479
Chiles Capital	1.0%						\$	149,183
Contingency	5%	\$ 253,729	1.24	\$	251,738.60	1 23	\$	505,468
	SUBTOTAL DEVELOPMENT COSTS	\$ 5 328 314   \$	26.07	ş	5 286 511   \$	25.86	Ş	10 950 487
	TOTAL DEVELOPMENT COSTS	\$ 37 064 460 \$	181.33	v	37 022 656 \$	181.12	ý	74 591 548

**Total** \$82,807,409

Building 3 \$0

**Building 1 Building 2** \$41,427,067 \$41,380,342

Leasing Fee 2.00%

age 1	/2020
д.	/25
	4

Building 2

Building 1

